



## The Corporation of the Town of Tecumseh

Planning & Building Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Planning & Building Services

**Date to Council:** September 8, 2020

**Report Number:** PBS-2020-29

**Subject:** Site Plan Control Approval  
Prominent Fixture & Gauge Ltd. (c/o Rosati Construction)  
5455 Roscon Industrial Drive  
OUR FILE: D11 ROSC

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### Recommendations

It is recommended:

**That** "Overall Site Plan – A1.0", as prepared by Rosati Construction, attached hereto as Attachment 2A, which depicts the construction of the currently-proposed 334 square metre (3,600 square foot) industrial addition to the existing industrial facility and an additional 468 square metre (5,040 square foot) addition to occur at a future phase/date along with the respective associated on-site works on a 0.48 hectare (1.2 acre) property located on the west side of the Roscon Industrial Drive (5455 Roscon Industrial Drive), **be approved**, subject to:

- i) the Owner depositing with the Town security in the form of cash or letter of credit in the amount of ten thousand dollars (\$10,000) to ensure that all of the services and other obligations of the Owner are completed to the satisfaction of the Town, which cash or letter of credit security deposit shall be returned to the Owner on completion and final inspection of all obligations of the Owner as shown on the aforementioned plans. In addition, in the event the noted security is returned to the Owner upon completion of the currently-proposed addition, the Owner shall be required to deposit a further \$10,000 deposit for the construction of the noted future phase; and
- ii) storm water retention calculations and associated drawings being approved by the Town

all of which is in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

## Background

The subject 0.48 hectare (1.2 acre) property, located at 5455 Roscon Industrial Drive, is situated within the Oldcastle Business Park on the west side of Roscon Industrial Drive, approximately 120 metres south of its intersection with Blackacre Drive (see Attachment 1). Prominent Fixture & Gauge Ltd. currently operates from this property providing services to the automotive stamping, plastics and machining markets with the production and certification of check fixtures and gauges.

An application for site plan approval has been filed for the construction of a 334 square metre (3,600 square foot) expansion to the existing 1135 square metre (12,222 square foot) industrial building, along with associated on-site works such as additional parking spaces, curbing and stormwater management measures. The applicant is also seeking approval for a future phase of development that includes a 468 square metre (5,040 square foot) building expansion and additional parking spaces and on-site improvements. The lands are subject to site plan control, in accordance with Section 41 of the *Planning Act, R.S.O. 1990*. The subject property is located in an area of the Town that requires Council approval of drawings only, without the need for a formal site plan agreement.

The attached Site Plan (see Attachment 2A and 2B) illustrates the proposed development of the site, including:

- the aforementioned 334 square metre (3,600 square foot) addition to the west end of the existing industrial building and a future phase involving a 468 square metre (5,040 square foot) addition that would be added to the west end of the addition currently being proposed. Once all phases of development are constructed, the total building area will be 1,938 square metres (20,862 square feet);
- an expansion to the existing asphalted/curbed parking lot that will accommodate a total of 27 vehicles (including two barrier-free spaces), along with the identification of a future expansion of the parking area with a minimum of six additional parking spaces to accommodate the future building addition. All parking and laneways will be hard-surfaced asphalt and fully curbed; and
- stormwater management features and landscaped areas for both current and future phases.

## Comments

### Zoning

The subject property is zoned "Industrial Zone (M1)" in the Sandwich South Zoning By-law 85-18 (see attachment 3). The proposed development (both current and future phase) depicted on the site plan complies with the M1 zone regulations with the exception of the minimum interior side yard width requirement of 6.0 metres (20 feet). Relief to permit the 3.0-metre (10-foot)

interior side yard width depicted on the site plan was granted by the Committee of Adjustment in 2000 by way of Minor Variance A22-26/00.

## **Servicing**

The subject property is serviced by municipal water and stormwater services, along with a private septic facility. Stormwater servicing is being provided by the existing municipal stormwater sewer located on Roscon Industrial Drive. Municipal sanitary sewers are currently not available to the subject property and are not anticipated within the foreseeable future. An existing septic facility is located in the front yard of the property and any necessary upgrades will occur and can be accommodated in the same location.

A Stormwater Management Study and associated site service drawings, which includes appropriate quantity and quality control measures, are currently under review by Town Administration. The results of this review will be provided to the applicant for incorporation into the design. Final approval of the Stormwater Management Study and associated servicing drawings, to the satisfaction of the Town, shall be required prior to the issuance of a building permit. Public Works & Environmental Services does not foresee any significant issues with the proposed development, subject to the final approval of the Stormwater Management Study and associated drawings.

## **Summary**

The proposed current and future phases of building expansion and associated on-site improvements such as parking, curbing, and stormwater management are being addressed through this site plan approval process.

As is the practice of the Town, a security deposit in the amount of \$10,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled. It should be noted that in the event the noted security is returned to the Owner upon completion of the currently-proposed addition, the Owner shall be required to pay a further \$10,000 deposit for the construction of the future phase.

Town Administration has reviewed the proposal and believes it is of an acceptable design. Accordingly, Town Administration recommends that Council approve "Overall Site Plan – A1.0", as prepared by Rosati Construction, attached hereto as Attachment 2A.

## **Consultations**

Fire & Emergency Services  
Public Works & Environmental Services

## **Financial Implications**

None

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

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Reviewed by:

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Reviewed by:

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Reviewed by:

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Director Public Works & Environmental Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Subject Property Map
2A	Proposed Site Plan
2B	Proposed Site Plan, Detail View
3	Zoning Map